

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

|                                                 |                                          |
|-------------------------------------------------|------------------------------------------|
| <b>Address</b><br>Including suburb and postcode | 21 Richard Street Springvale South, 3172 |
|-------------------------------------------------|------------------------------------------|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

|               |                       |
|---------------|-----------------------|
| Range between | \$750,000 & \$825,000 |
|---------------|-----------------------|

### Median sale price

|              |           |               |       |        |                       |
|--------------|-----------|---------------|-------|--------|-----------------------|
| Median price | \$845,000 | Property Type | HOUSE | Suburb | SPRINGVALE SOUTH 3172 |
|--------------|-----------|---------------|-------|--------|-----------------------|

|               |             |    |             |        |          |
|---------------|-------------|----|-------------|--------|----------|
| Period - From | 01-Sep-2024 | to | 31-Aug-2025 | Source | Cotality |
|---------------|-------------|----|-------------|--------|----------|

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property              | Price     | Date of sale |
|---|---------------------------------------------|-----------|--------------|
| 1 | 2 RICHARD STREET SPRINGVALE SOUTH VIC 3172  | \$821,000 | 21-Jun-2025  |
| 2 | 3 REGINALD STREET SPRINGVALE SOUTH VIC 3172 | \$799,999 | 25-Aug-2025  |
| 3 | 34 WARDALE ROAD SPRINGVALE SOUTH VIC 3172   | \$788,000 | 16-May-2025  |

This statement of information was prepared on 27-Oct-2025 at 9:04:59 AM AEDT